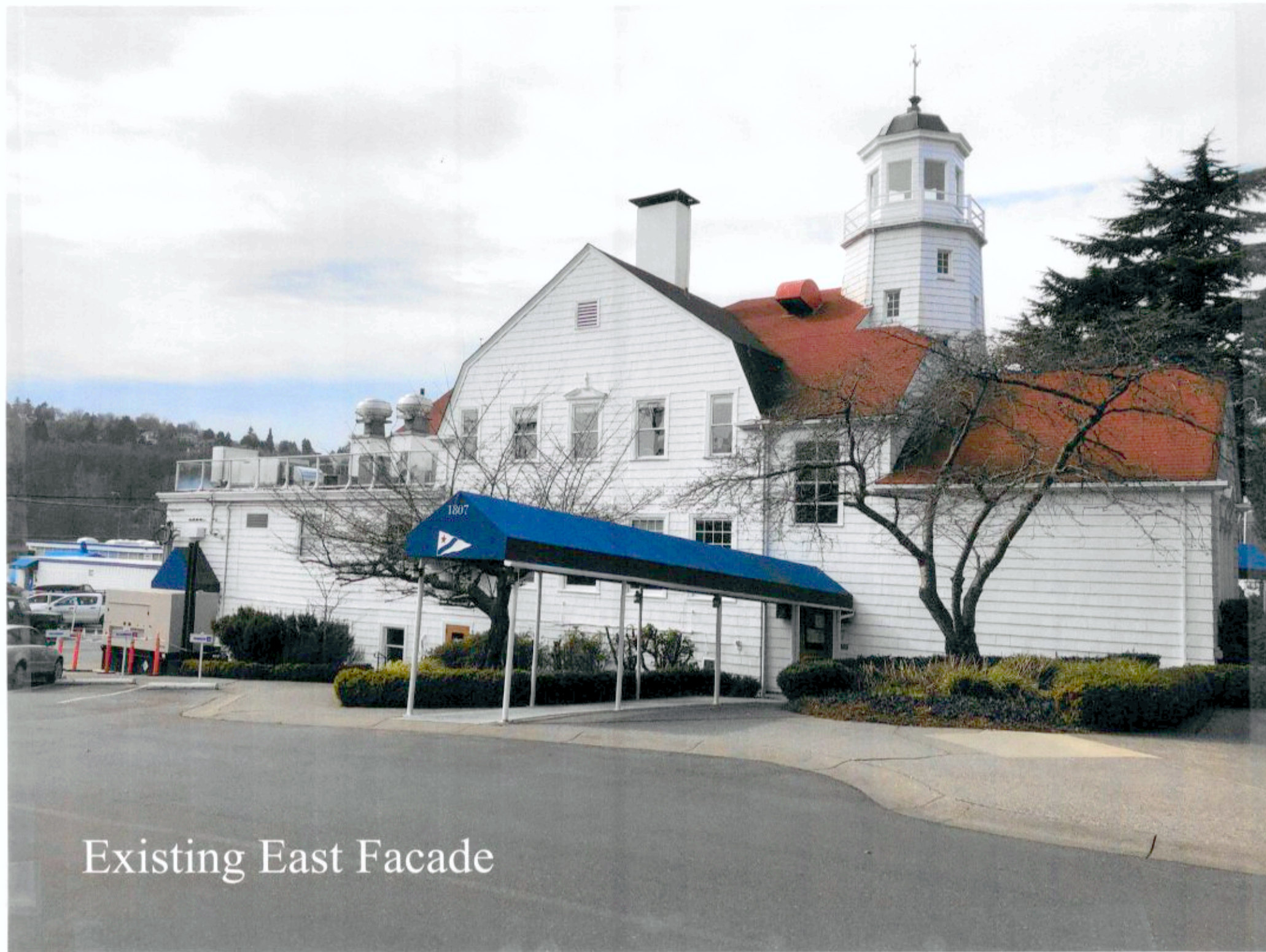




Existing South Facade



Existing East Facade



Existing North Facade



Existing West Facade

PROJECT SCOPE OF WORK (ALL WORK IS EXTERIOR)

A. SIDING AND SHEATHING:

1. REMOVE EXISTING BLUE CANVAS AWNINGS AT BUILDING SIDES, CLEAN, RECONDITION AND PREPARE FOR REINSTALLTON.
2. REMOVE EXISTING CEDAR SHINGLES LAID 9 INCHES TO THE WEATHER.
3. REMOVE ALL EXISTING EXTERIOR DOOR AND WINDOW CASINGS.
4. REMOVE EXISTING "SHIPLAP" SHEATHING BOARDS ON ORIGINAL 1920 STRUCTURE AND REPLACE WITH NEW SHEAR NAILED PLYWOOD SHEATHING. (GYPSUM SHEATING ON THE 1963 ADDITION TO REMAIN.)
5. INSTALL ENHANCED SEISMIC ANCHORAGE TO EXISTING FOUNDATION AT ORIGINAL 1920 BUILDING PERIMETER.
6. REMOVE ANY EXISTING KNOB AND TUBE WIRING, AND ANY ABANDONED ASBESTOS WRAPPED STEAM PIPING FOUND REMAINING IN THE EXPOSED WALLS. REWIRE AS NECESSARY PER CODE.
7. INSULATE EXPOSED 2X4 STUD CAVITIES WITH NEW R-15 INSULATION.
8. RESHEATH THE ORIGINAL 1920 EXTERIOR STUD WALLS WITH SHEAR NAILED 5/8 INCH CDX PLYWOOD.
9. APPLY VAPROSHIELD "WEATHERSHIELD SA" RAINSCREEN SYSTEM UNDER ALL NEWLY SHINGLED AREAS. INSTALL NEW FLASHING AROUND ALL WINDOWS AND EXTERIOR DOORS.
10. REPLACE EXISTING CEDAR SHINGLES WITH NEW SHAKERTOWN CLEAR, OLD GROWTH VERTICAL GRAIN CEDAR SHINGLES PANELS LAID 7 INCHES TO THE WEATHER. BACKPRIME NEW SIDING AND APPLY TWO FINISH COATS OF ACRYLIC PAINT IN MATTE FINISH. (SEE ELEVATIONS FOR COLOR SPECIFICATIONS.)

B. WINDOWS AND EXTERIOR DOORS:

1. REMOVE AND REPLACE ALL ORIGINAL EXTERIOR DOOR AND WINDOW SASH THAT DO NOT ALREADY HAVE INSULATED GLAZING WITH NEW WOOD UNITS TO EXACTLY MATCH ORIGINAL. SEE COLORED ELVATIONS FOR LOCATIONS OF DOORS AND WINDOWS TO BE REPLACED, AND SHEET 4 FOR DETAILS. (FRAMES AND INTERIOR TRIM TO REMAIN IN PLACE.)
2. WRAP ROUGH WINDOW AND DOOR OPENINGS WITH RAINSCREEN SYSTEM DESCRIBED ABOVE FOR SIDING.
3. INSTALL NEW PAINTED EXTERIOR CASINGS AND MOULDINGS THAT EXACTLY MATCH 1920 ORIGINAL AT ALL EXTERIOR DOORS AND WINDOWS.

C. NORTH PORTICO CEILING: (SEE SHEET 8)

1. REMOVE ALL EXISTING BEADED CEILING PANELING FROM THE SOFFIT OUTSIDE OF THE FIRESIDE LOUNGE.
2. REMOVE ALL HVAC DUCTWORK AND FIRE SUPPRESSION PIPING FROM THIS AREA.
3. INSTALL NEW BEADED CEILING BOARDS TO MATCH 1920 ORIGINAL.
4. INSTALL NEW CEILING TRIM TO MATCH 1920 ORIGINAL THAT CONCEALS THE EXPOSED DUCTWORK, PIPING, AND ROLL-UP TENT MATERIAL ADDED SINCE 1920.
5. RECONDITION THREE EXISTING CEILING LIGHT FIXTURES, AND ADD DISCREET RECESSED LED CEILING FIXTURES AS SHOWN FOR ADEQUATE LIGHTING.

D. RAILING ABOVE NORTH PORTICO STRUCTURE: (SEE SHEET 9)

1. REMOVE ALL NON-CONFORMING, NON-ORIGINAL CIRCA 1963 RAILING AND REPLACE WITH NEW PLINTH AND BALUSTER STYLE RAILING THAT MATCHES THE 1920 ORIGINAL. PAINT ALL COMPONENTS KELLY MOORE "DIAMOND WHITE". SEE SHT 9.

E. MASONRY: TUCK POINT ALL EXPOSED FIREPLACE BRICK MASONRY.

F. LIGHTHOUSE ROOF: REPLACE EXISTING SHEET COPPER ROOF WITH NEW COPPER TO EXACTLY MATCH 1920 ORGINAL.

EXISTING FEATURES TO BE DEMOLISHED:

- ALL SINGLE GLAZED EXTERIOR DOORS AND WINDOWS BECAUSE THEY ARE FAILING IN PLACES AND DO NOT CONFORMING TO THE SEATLE ENERGY CODE.  
**THESE WILL BE REPLACED WITH NEW EXACTLY MATCHING EXISTING OR ORIGINAL DOORS, SASH, AND CASINGS WITH NEW.** (SEE SHT. 4, AND OTHER EXTERIOR ELEVATIONS FOR SURVEY PHOTOS.)

- THE EXISTING RAILING ABOVE THE NORTH PORTICO STRUCTURE BECAUSE IT IS FAILING STRUCTURALLY AND IS A SAFETY HAZARD.

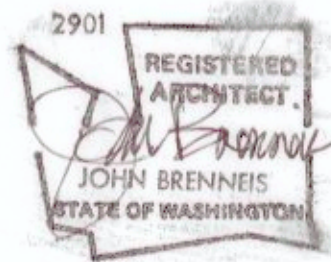
**THE OLD SECOND GENERATION RAILING (CIRCA 1963) WILL BE REPLACED WITH A CLASSIC BALUSTER & PILASTER STYLE RAILING THAT EXACTLY MATCHES THE ORIGINAL BUT CONFORMS TO CURRENT CODE STANDARDS.** (SEE SHT. 9 FOR DETAILS AND SURVEY PHOTOS)

- THE EXISTING SOFFIT AT THE NORTH PORTICO OUTSIDE OF THE FIRESIDE LOUNGE BECAUSE OF ITS UNSIGHTLY CONDITION, BADLY PLANNED AND EXECUTED MECANICAL, FIRE SUPPRESSION EQUIPMENT, FIRE ESCAPE STRUCTURE, AND ROLL-UP PERIMETER TENT WALLS, AND GENERAL DETERIORATION OF THE WOOD CEILING PANELING.

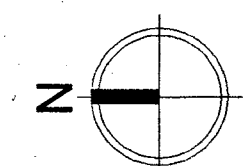
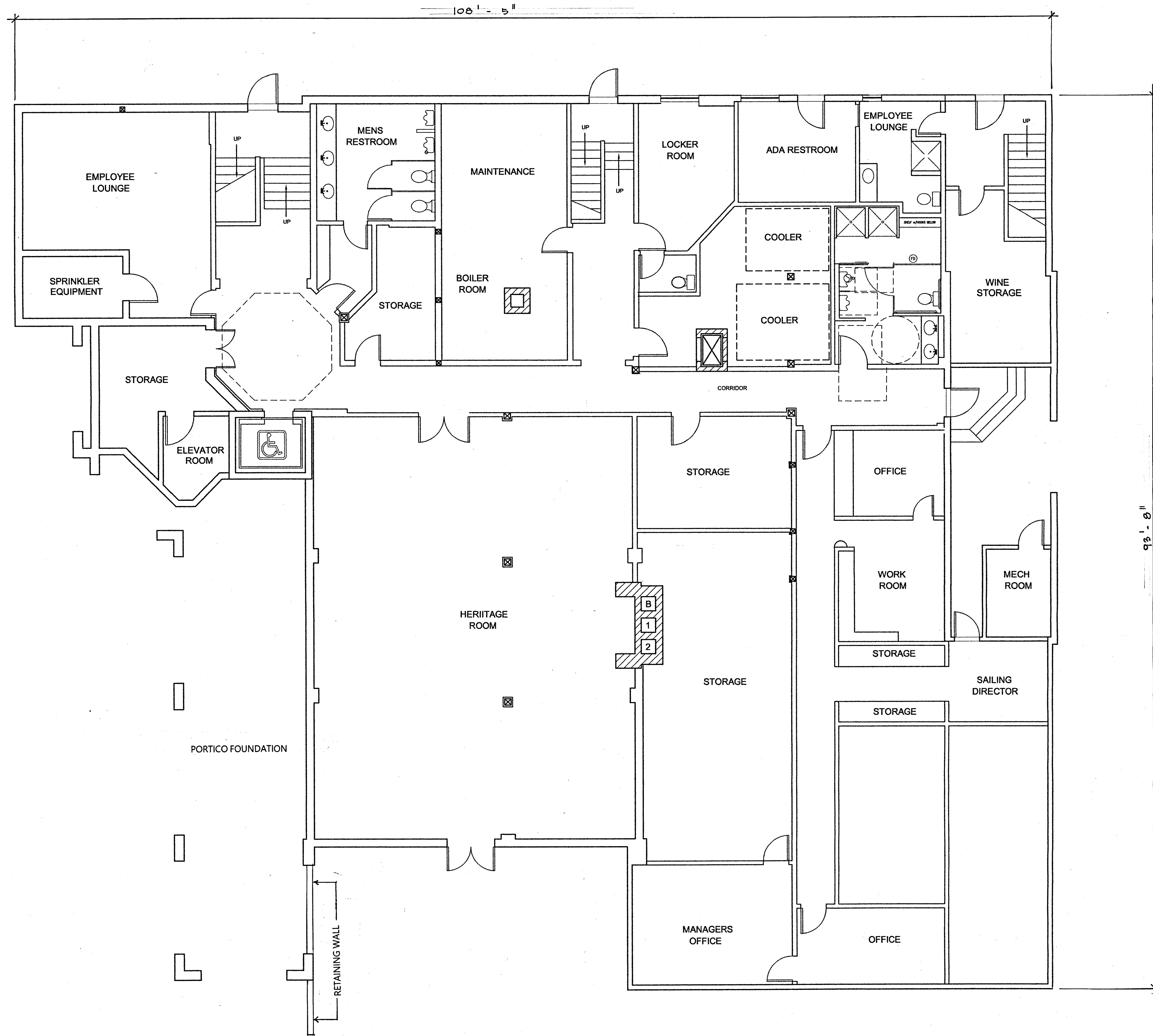
**THE BEADED SOFFIT BOARDS WILL BE REMOVED AND THE CEILING LEVELED TRUE, THE HVAC SHEETMETAL DUCTWORK RELOCATED, AND CONSOLODATED, THE FIRESUPPRESSION PIPING RELOCATED FOR BEST CONCEALMENT, NEW CEILING BEAMS THAT MATCH THE EXISTING PERMITER COLUMN BEAMS BUILT TO FORM A COFFERED CEILING PATTERN, AND A NEW SOFFIT THAT REPEATS THE CEILING BEAMS CONSTRUCTED CONCEAL THE RELOCATED DUCTS.** (SEE SHT. 8 FOR DETAILS AND SURVEY PHOTOS.)

EXISTING FEATURES NOT CHANGED:

- EXISTING ASPHALT COMPOSITION ROOFING
- EXISTING MECHANICAL VENTILATION AND CHIMNEYS
- ALL EXISTING DOUBLE-GLAZED WINDOWS AND DOORS
- GLASS PANEL ALUMINUM RAILINGS AT 3<sup>RD</sup> FLOOR MARINE ROOM DECK.
- IPE TILE DECKING AT MARINE ROOM DECK
- ALL EXTERIOR TRIM NOT AROUND WINDOWS AND DOORS (INCLUDING AT ROOF RAKE AND EAVES, COLUMNS AND BEAMS, AND OTHER DECORATIVE TRIM)
- ALL EXISTING BLUE CANVAS AWNING STRUCTURES
- EXISTING EXTERIOR LIGHT FIXTURES
- EXISTING LANDSCAPE PLANTING
- EXISTING PAVEMENT AND WALKWAYS







FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

THJE  
JOHN  
BRENNIS  
ARCHITECTS

DPISUN

REGISTERED  
ARCHITECT  
Charles A. Johnson  
STATE OF WASHINGTON

Seattle Yacht Club  
1807 East Hamlin Street, Seattle, WA 98112



Drawn by GEJ  
Check by CAJ

AutoCAD  
Version 2006

Date Issued  
2006.02.10

Project Number  
S501.01

Current  
Revision  
Number

CONTRACT DOCUMENTS

T · H · E  
J · O · H · N  
BRENNIS  
ARCHITECTS

6064 · SECOND · NW  
SEATTLE  
WA · 98107  
206 · 784 · 3626

100 YEAR EXTERIOR RENOVATION  
OF THE  
SEATTLE YACHT CLUB MAINSTATION  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.

SYC-5

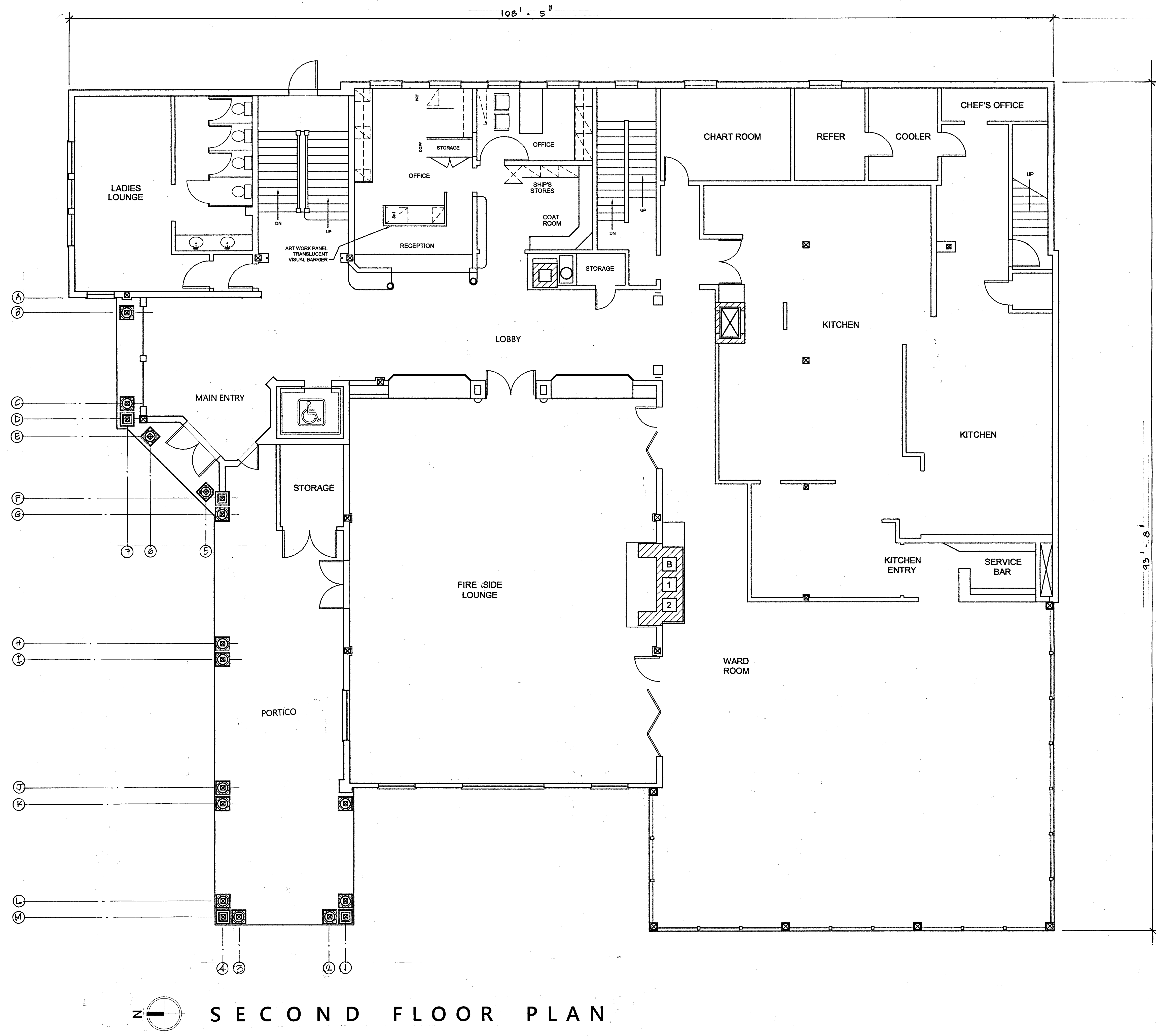
SHEET CONTENTS  
FIRST FLOOR PLAN

DATE/REVISIONS  
17 OCTOBER 2021

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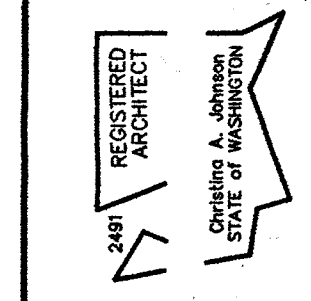
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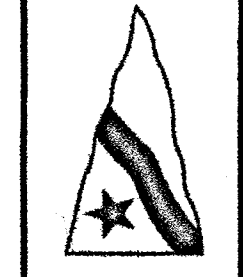


SECOND FLOOR PLAN

DPISUN  
ARCHITECTURE • INTERIOR DESIGN  
PROGRAMMING • SPACE PLANNING  
425.422.1210 • FAX 425.422.0885  
187 1000 Second St., Bellevue, Washington 98003



Seattle Yacht Club  
1807 East Hamlin Street, Seattle, WA 98112



Drawn by GEJ  
Check by CAJ  
AutoCAD  
Version 2006  
Date Issued  
2006.02.10  
Project Number  
S501.01  
Current  
Revision  
Number

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J · O · H · N  
BRENNIS  
ARCHITECTS

6064 · SECOND · NW  
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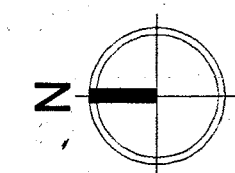
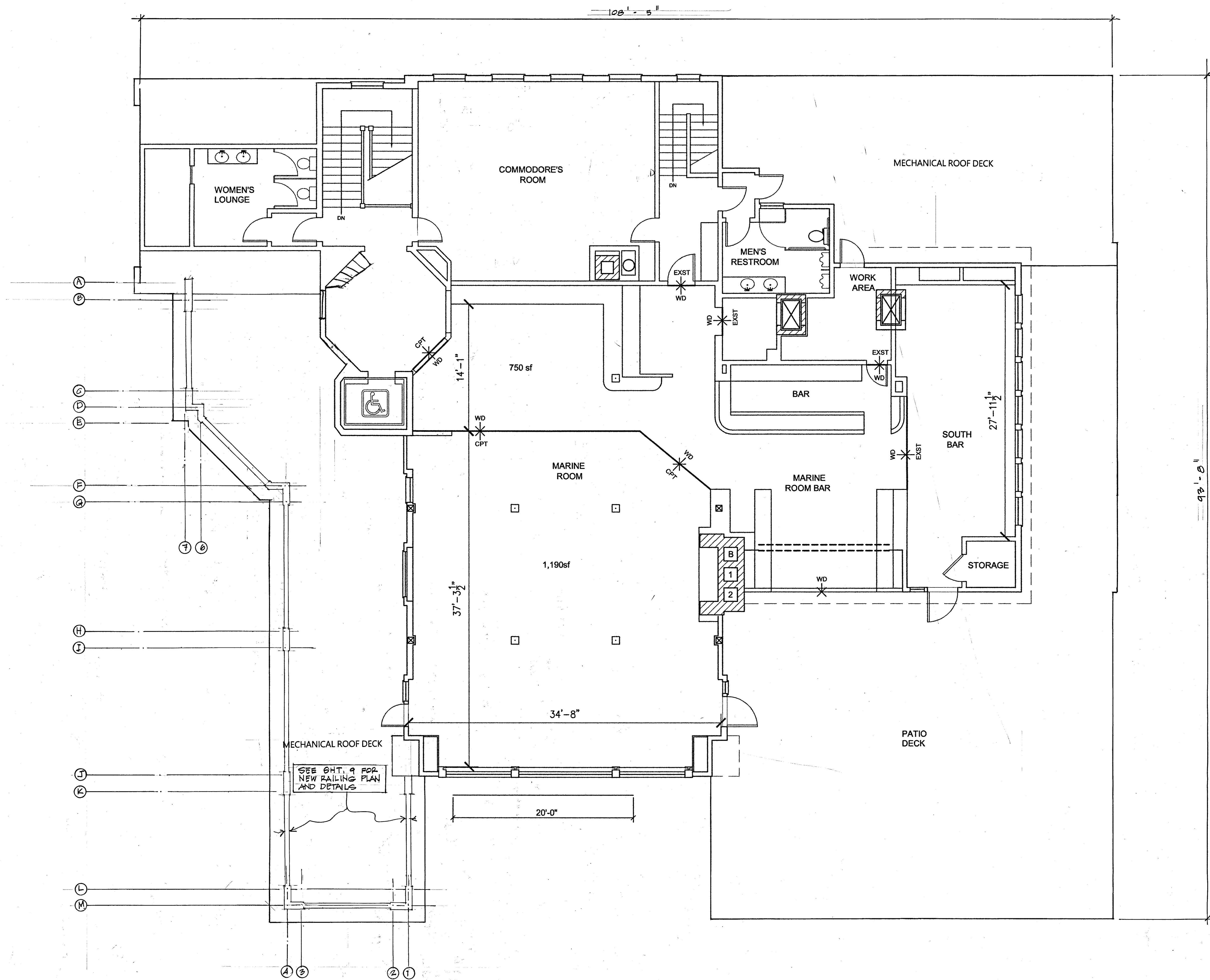
100 YEAR EXTERIOR RENOVATION  
OF THE  
SEATTLE YACHT CLUB MAINSTATION  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
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SHEET CONTENTS  
SECOND FLOOR  
PLAN

DATE/REVISIONS  
17 OCTOBER 2021

SHEET  
2 OF



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

THOMAS  
JOHN  
BRENNIS  
ARCHITECTS

6064 • SECOND • NW  
SEATTLE  
WA • 98107  
206 • 784 • 3626

REGISTERED  
ARCHITECT  
CHRISTINE A. JOHNSON  
LICENSE # 100000000

Seattle Yacht Club  
1807 East Hamlin Street, Seattle, WA 98112



Drawn by GEJ  
Check by CAJ

AutoCAD  
Version 2006

Date Issued...  
2006.02.10

Project Number  
S501.01

Current  
Revision  
Number

CONTRACT DOCUMENTS

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J · O · H · N  
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ARCHITECTS

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SEATTLE  
WA • 98107  
206 • 784 • 3626

100 YEAR EXTERIOR RENOVATION  
OF THE  
SEATTLE YACHT CLUB MAINSTATION  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
SYC-5

SHEET CONTENTS  
THIRD FLOOR PLAN

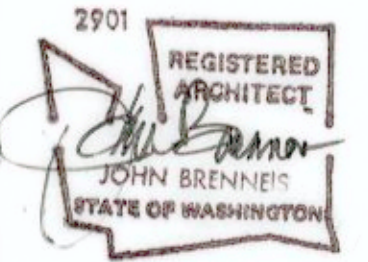
DATE/REVISIONS  
7 OCTOBER 2021

SHEET  
3 OF





T · H · E  
J · O · H · N  
BRENNEIS  
ARCHITECTS



**100 YEAR EXTERIOR RENOVATION**  
OF THE  
**SEATTLE YACHT CLUB MAINSTATION**  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
**SYC-5**

SHEET CONTENTS  
NORTH EXTERIOR  
ELEVATION

DATE/REVISIONS  
17 OCTOBER 2021

SHEET

**4** OF

# N O R T H      E L E V A T I O N

Scale:  $1/4'' = 1'-0''$





Existing Trim Color (no change)

General Siding Color

Accent Color:  
Center South  
Wall &  
Portico Soffit

9 Inch Weather Exposure vs. 7 inch

OLD AND NEW  
SHINGLE COMPARISON



Existing Trim Color

**KELLY MOORE “Diamond White”**  
(Color #WS27, Semi-Gloss Finish)

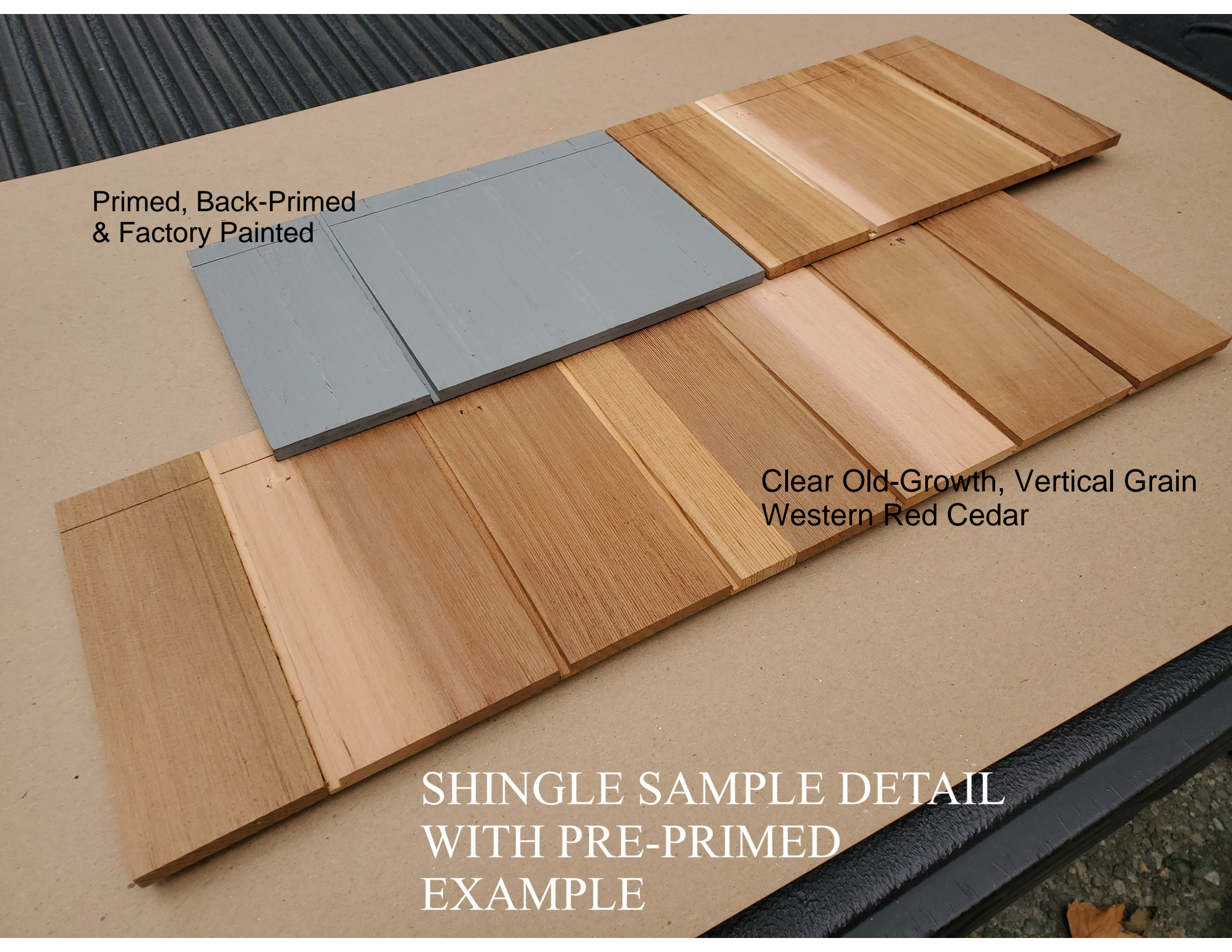
**BENJAMIN MOORE “Coventry Gray”**  
(Historic Color #HC-169, Matte Finish)

**BENJAMIN MOORE “Platinum Gray”**  
(Color #PM-7, Matte Finish)

General Siding Color

Limited Accent Color,  
Center Section of South  
Wall & Portico Soffit



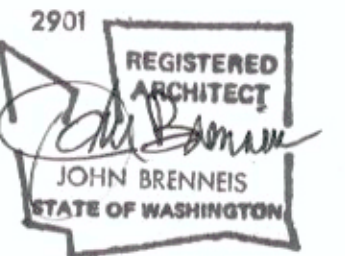


Primed, Back-Primed  
& Factory Painted

Clear Old-Growth, Vertical Grain  
Western Red Cedar

SHINGLE SAMPLE DETAIL  
WITH PRE-PRIMED  
EXAMPLE





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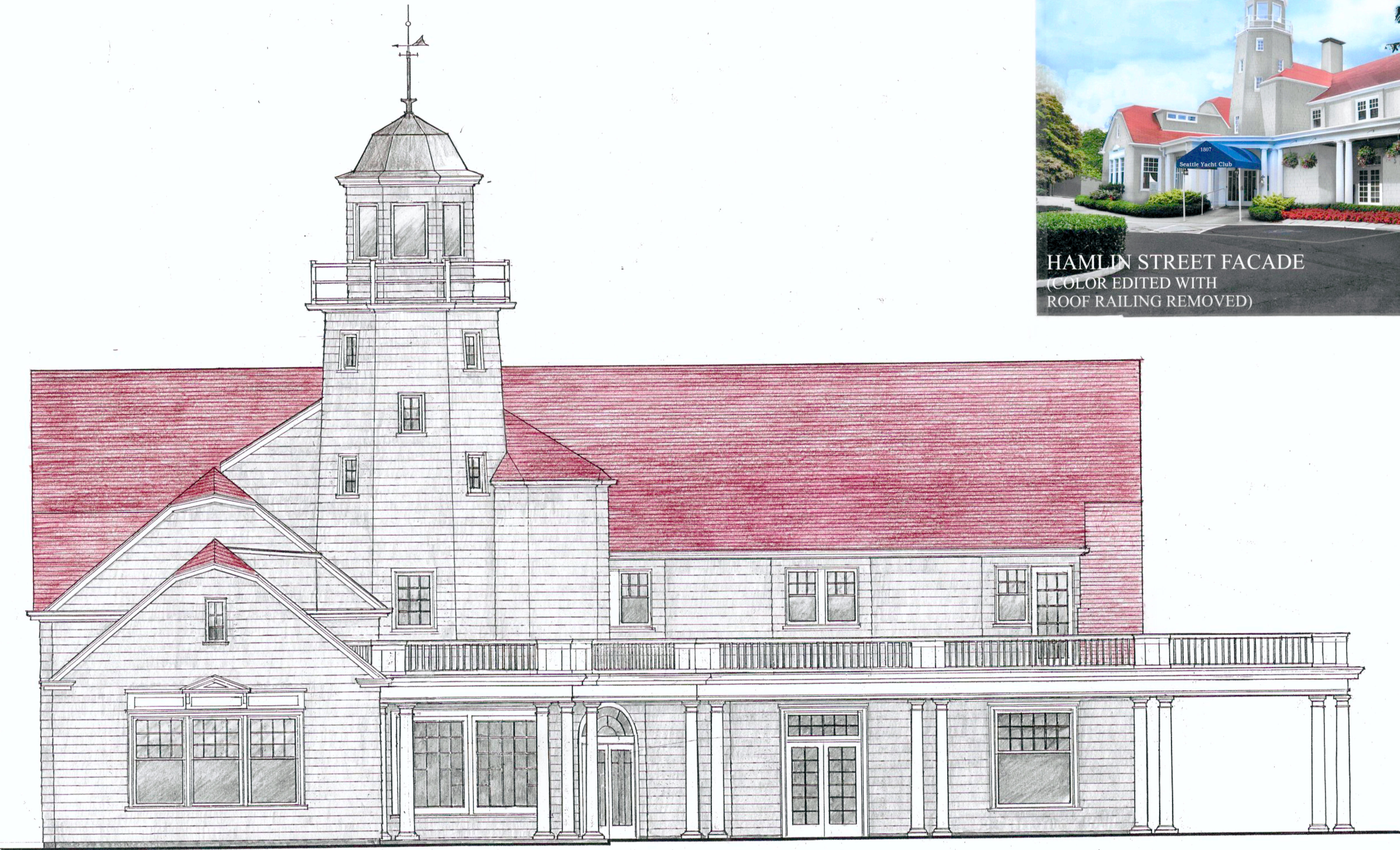
HAMLIN STREET FACADE  
(COLOR EDITED WITH  
ROOF RAILING REMOVED)

100 YEAR EXTERIOR RENOVATION  
OF THE  
**SEATTLE YACHT CLUB MAINSTATION**  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
**SYC-5**

SHEET CONTENTS  
NORTH EXTERIOR  
ELEVATION  
(COLORED)

DATE/REVISIONS  
17 OCTOBER 2021



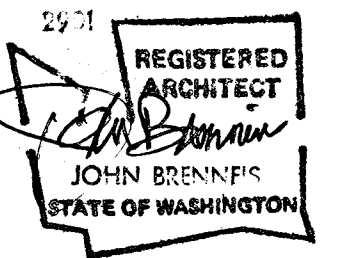
PAINT SCHEME:

1. PAINT ALL NEW AND EXISTING DOORS, WINDOWS, AND TRIM, INCLUDING COLUMNS, EXTERIOR BEAMS, RAKE, FASCIA TRIM, AND GUTTERS KELLY MOORE #WS27 "DIAMOND WHITE" (SEMI-GLOSS) TO MATCH EXISTING COLOR. (PAINT DOWNSPOUTS TO MATCH SIDING.)
2. PAINT NEW CEDAR SHINGLES AT MAIN BODY BENJAMIN MOORE "COVENTRY GRAY" #HC-169 HISTORIC COLOR (MATTE FINISH).
3. PAINT NEW CEDAR SHINGLES AT CENTER (SALIENT) PORTION OF SOUTH WALL BENJAMIN MOORE "PLATINUM GRAY" #PM-7 (MATTE FINISH).
4. PAINT NEW PORTIFO SOFFIT BEADING CEILING BOARDS BENJAMIN MOORE "PLATINUM GRAY" #PM-7 (SEMI-GLOSS FINISH).

N O R T H      E L E V A T I O N

Scale: 1/4" = 1'-0"





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2 0 6 · 7 8 4 · 3 6 2 6

100 YEAR EXTERIOR RENOVATION  
OF THE  
SEATTLE YACHT CLUB MAINSTATION  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
**SYC-5**

SHEET CONTENTS  
WEST EXTERIOR  
ELEVATION

DATE/REVISIONS  
17 OCTOBER 2021

**PROJECT SCOPE OF WORK** (ALL WORK IS EXTERIOR)

**\*A. SIDING AND SHEATHING:**

- REMOVE EXISTING CEDAR SHINGLES LAID 9 INCHES TO THE WEATHER
- REMOVE EXISTING "SHIPLAP" SHEATHING BOARDS ON ORIGINAL 1920 STRUCTURE AND REPLACE WITH NEW SHEAR NAILED PLYWOOD SHEATHING. (GYPSUM SHEATHING ON THE 1963 ADDITION TO REMAIN.)
- INSTALL ENHANCED SEISMIC ANCHORAGE TO EXISTING FOUNDATION AT ORIGINAL 1920 BUILDING PERIMETER.
- INSULATE EXISTING 2X4 STUD CAVITIES WITH NEW R-15 INSULATION.
- APPLY VAPROSHIELD "WEATHERSHIELD SA" RAINSCREEN SYSTEM UNDER ALL NEWLY SHINGLED AREAS.
- REPLACE EXISTING CEDAR SHINGLES WITH NEW SHAKERTOWN CLEAR, OLD GROWTH CEDAR SHINGLES PANELS LAID 7-1/2 INCHES TO THE WEATHER.

**\*B. WINDOWS AND EXTERIOR DOORS:**

- REMOVE AND REPLACE ALL EXTERIOR DOOR AND WINDOW SASH THAT DO NOT ALREADY HAVE INSULATED GLAZING (THOSE DICTATED BY AN #) WITH NEW TO REPLICATE THE 1920 ORIGINAL. (EXISTING FRAMES + INTERIOR TRIM TO REMAIN IN PLACE.)
- WRAP ROUGH WINDOW AND DOOR OPENINGS WITH RAINSCREEN SYSTEM DESCRIBED ABOVE FOR SIDING.
- INSTALL NEW PAINTED EXTERIOR CASINGS AND MOULDINGS THAT REPLICATES THE 1920 ORIGINAL AT ALL EXTERIOR DOORS AND WINDOWS.

**\*C. NORTH PORTICO CEILING: (SEE SHEET 8)**

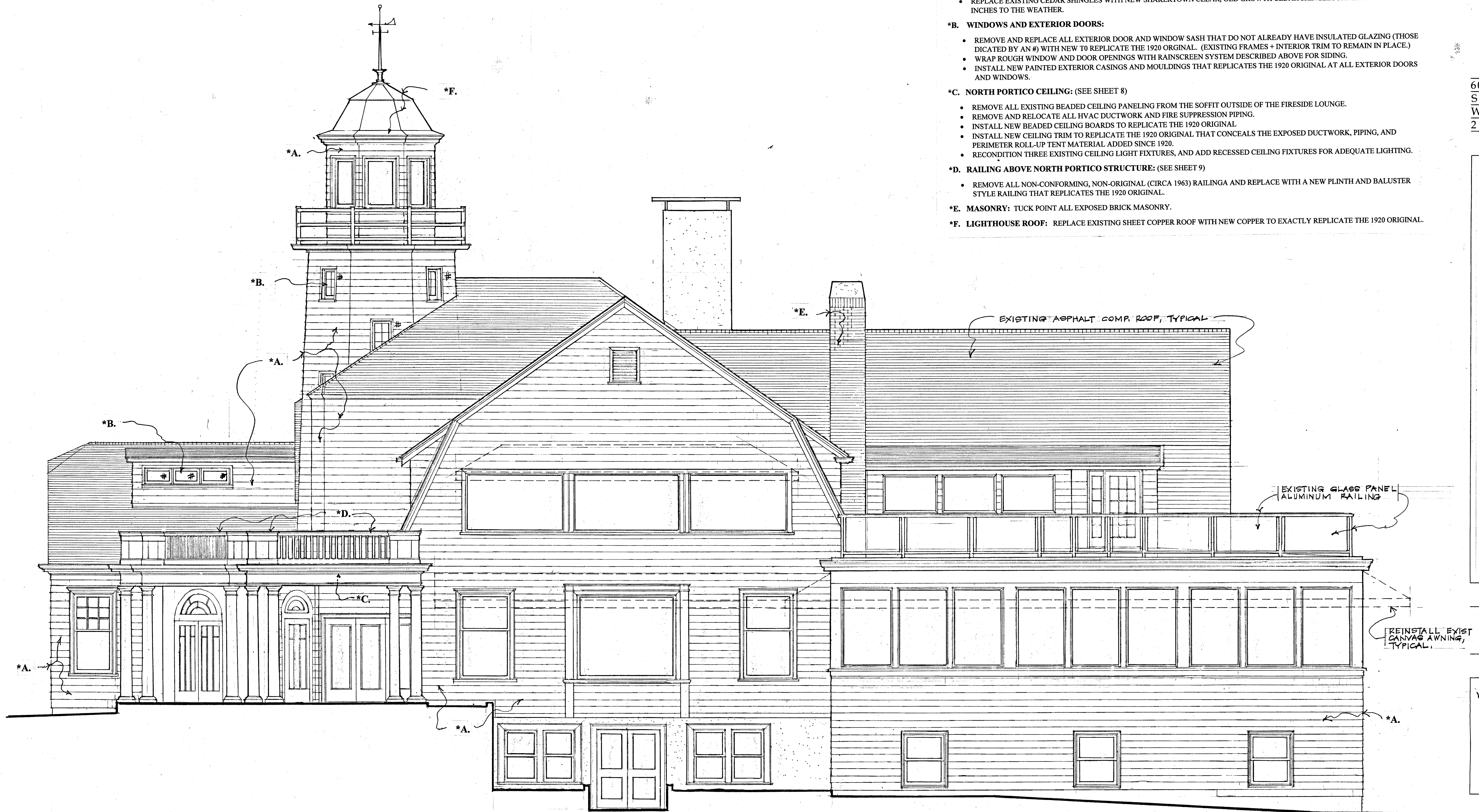
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- REMOVE AND RELOCATE ALL HVAC DUCTWORK AND FIRE SUPPRESSION PIPING.
- INSTALL NEW BEADED CEILING BOARDS TO REPLICATE THE 1920 ORIGINAL
- INSTALL NEW CEILING TRIM TO REPLICATE THE 1920 ORIGINAL THAT CONCEALS THE EXPOSED DUCTWORK, PIPING, AND PERIMETER ROLL-UP TENT MATERIAL ADDED SINCE 1920.
- RECONDITION THREE EXISTING CEILING LIGHT FIXTURES, AND ADD RECESSED CEILING FIXTURES FOR ADEQUATE LIGHTING.

**\*D. RAILING ABOVE NORTH PORTICO STRUCTURE: (SEE SHEET 9)**

- REMOVE ALL NON-CONFORMING, NON-ORIGINAL (CIRCA 1963) RAILINGA AND REPLACE WITH A NEW PLINTH AND BALUSTER STYLE RAILING THAT REPLICATES THE 1920 ORIGINAL.

**\*E. MASONRY: TUCK POINT ALL EXPOSED BRICK MASONRY.**

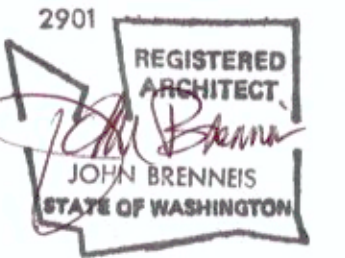
**\*F. LIGHTHOUSE ROOF: REPLACE EXISTING SHEET COPPER ROOF WITH NEW COPPER TO EXACTLY REPLICATE THE 1920 ORIGINAL.**



**W E S T E L E V A T I O N**

Scale: 1/4" = 1'-0"





6064 · SECOND · NW  
S E A T T L E  
W A · 9 8 1 0 7  
2 0 6 · 7 8 4 · 3 6 2 6

100 YEAR EXTERIOR RENOVATION  
OF THE  
**SEATTLE YACHT CLUB MAINSTATION**  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
**SYC-5**

SHEET CONTENTS  
WEST ELEVATION  
(COLORED)

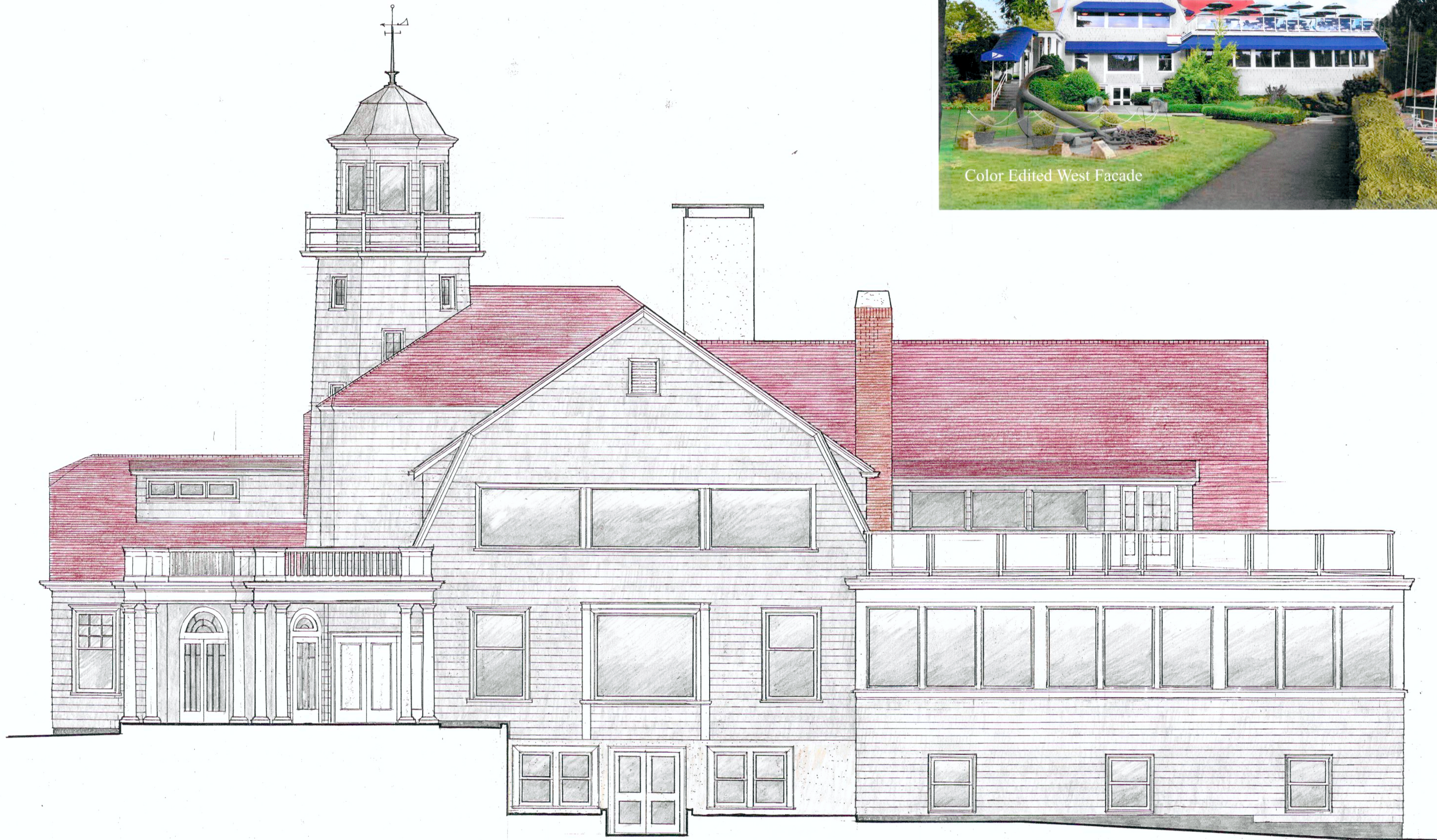
DATE/REVISIONS  
17 OCTOBER 2021

SHEET

**5.1** OF



Color Edited West Facade



# W E S T E L E V A T I O N

Scale: 1/4" = 1'-0"

## PAINT SCHEME:

1. PAINT ALL NEW AND EXISTING DOORS, WINDOWS, AND TRIM INCLUDING COLUMNS, EXTERIOR BEAMS, RAKE, FASCIA TRIM, AND GUTTERS KELLY MOORE #WS27 "DIAMOND WHITE" (SEMI-GLOSS) TO MATCH EXISTING COLOR. (PAINT DOWNSPOUTS TO MATCH SIDING.)
2. PAINT NEW CEDAR SHINGLES AT MAIN BODY BENJAMIN MOORE "COVENTRY GRAY" #HC-169 HISTORIC COLOR (MATTE FINISH).
3. PAINT NEW CEDAR SHINGLES AT CENTER (SALIENT) PORTION OF SOUTH WALL BENJAMIN MOORE "PLATINUM GRAY" #PM-7 (MATTE FINISH).
4. PAINT NEW PORTIFO SOFFIT BEADING CEILING BOARDS BENJAMIN MOORE "PLATINUM GRAY" #PM-7 (SEMI-GLOSS FINISH).



PROJECT SCOPE OF WORK (ALL WORK IS EXTERIOR)

\*A. SIDING AND SHEATHING:

- REMOVE EXISTING CEDAR SHINGLES LAID 9 INCHES TO THE WEATHER
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\*C. NORTH PORTICO CEILING: (SEE SHEET 8)

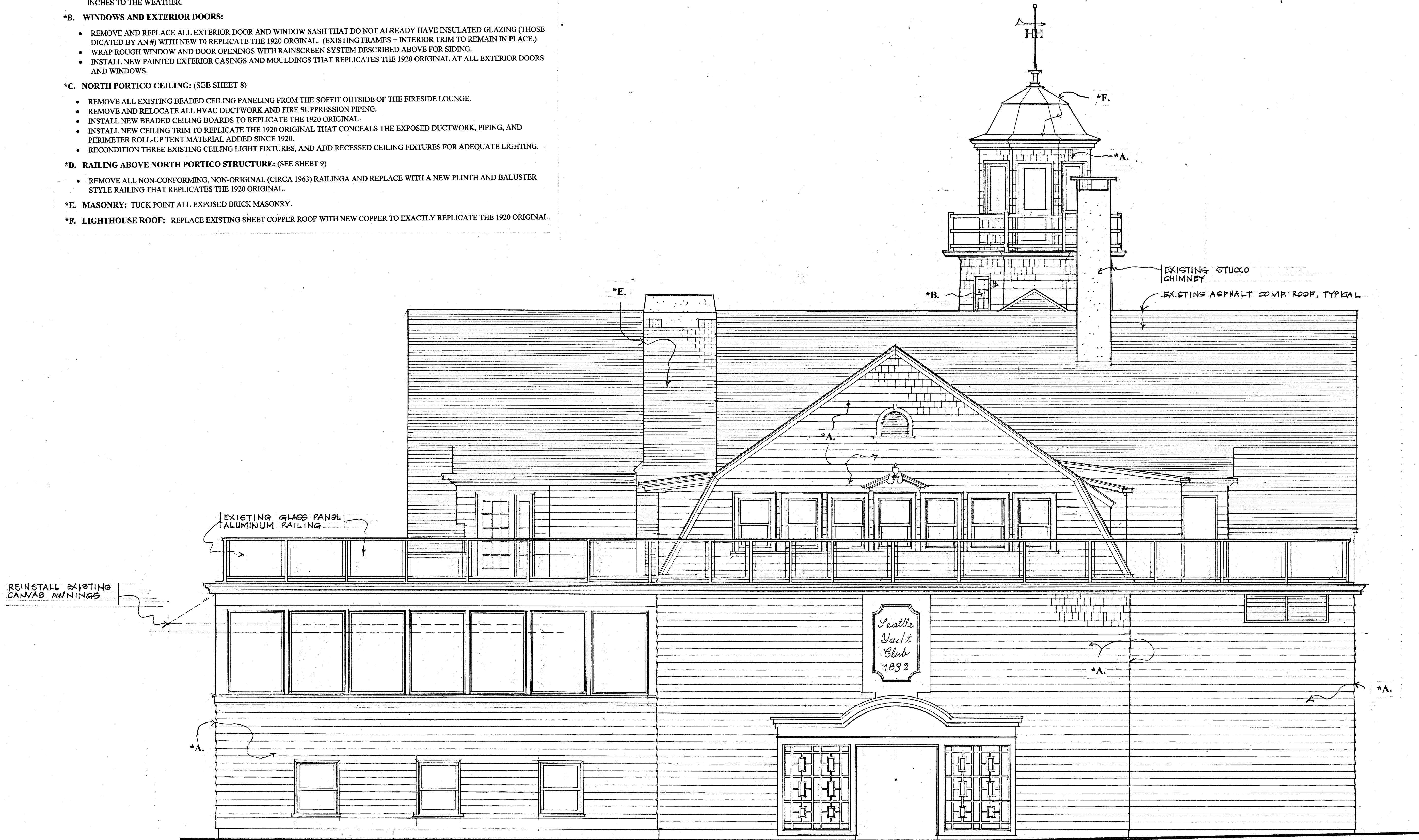
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- REMOVE AND RELOCATE ALL HVAC DUCTWORK AND FIRE SUPPRESSION PIPING.
- INSTALL NEW BEADED CEILING BOARDS TO REPLICATE THE 1920 ORIGINAL.
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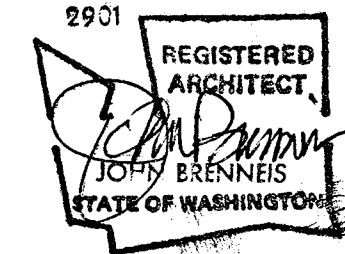
\*E. MASONRY: TUCK POINT ALL EXPOSED BRICK MASONRY.

\*F. LIGHTHOUSE ROOF: REPLACE EXISTING SHEET COPPER ROOF WITH NEW COPPER TO EXACTLY REPLICATE THE 1920 ORIGINAL.



S O U T H E L E V A T I O N

Scale: 1/4" = 1'-0"



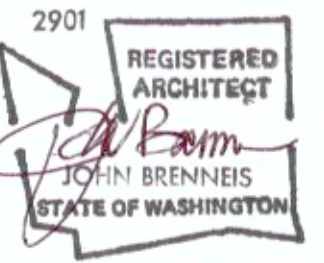


# Total Color Palette

With Existing Awning & Roofing







6064 · SECOND · NW  
S E A T T L E  
W A · 9 8 1 0 7  
2 0 6 · 7 8 4 · 3 6 2 6



Color Edited South Facade



# S O U T H E L E V A T I O N

Scale: 1/4" = 1'-0"

## PAINT SCHEME:

1. PAINT ALL NEW AND EXISTING DOORS, WINDOWS, AND TRIM, INCLUDING COLUMNS, EXTERIOR BEAMS, RAKE, FASCIA TRIM, AND GUTTERS KELLY MOORE #WS27 "DIAMOND WHITE" (SEMI-GLOSS) TO MATCH EXISTING COLOR. (PAINT DOWNSPOUTS TO MATCH SIDING.)
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100-YEAR EXTERIOR RENOVATION  
OF THE  
SEATTLE YACHT CLUB MAINSTATION  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.

**SYC-5**

SHEET CONTENTS  
SOUTH EXTERIOR  
ELEVATION  
(COLORED)

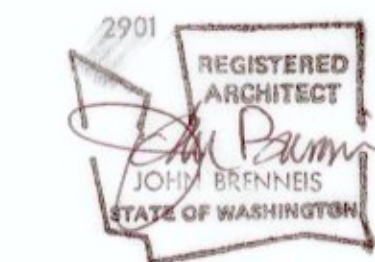
DATE/REVISIONS  
17 OCTOBER 2021

SHEET

**6.1**

OF





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100 YEAR EXTERIOR RENOVATION  
OF THE  
SEATTLE YACHT CLUB MAINSTATION  
1807 East Hamlin Street  
Seattle, Washington 98112

PROJECT NO.  
SYC-5

SHEET CONTENTS  
EAST EXTERIOR  
ELEVATION

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7 OF

PROJECT SCOPE OF WORK (ALL WORK IS EXTERIOR)

\*A. SIDING AND SHEATHING:

- REMOVE EXISTING CEDAR SHINGLES LAID 9 INCHES TO THE WEATHER
- REMOVE EXISTING "SHIPLAP" SHEATHING BOARDS ON ORIGINAL 1920 STRUCTURE AND REPLACE WITH NEW SHEAR NAILED PLYWOOD SHEATHING. (GYPSUM SHEATHING ON THE 1963 ADDITION TO REMAIN.)
- INSTALL ENHANCED SEISMIC ANCHORAGE TO EXISTING FOUNDATION AT ORIGINAL 1920 BUILDING PERIMETER.
- INSULATE EXISTING 2X4 STUD CAVITIES WITH NEW R-15 INSULATION.
- APPLY VAPROSHIELD "WEATHERSHIELD SA" RAINSCREEN SYSTEM UNDER ALL NEWLY SHINGLED AREAS.
- REPLACE EXISTING CEDAR SHINGLES WITH NEW SHAKERTOWN CLEAR, OLD GROWTH CEDAR SHINGLES PANELS LAID 7-1/2 INCHES TO THE WEATHER.

\*B. WINDOWS AND EXTERIOR DOORS:

- REMOVE AND REPLACE ALL EXTERIOR DOOR AND WINDOW SASH THAT DO NOT ALREADY HAVE INSULATED GLAZING (THOSE DICTATED BY AN #) WITH NEW TO REPLICATE THE 1920 ORIGINAL. (EXISTING FRAMES + INTERIOR TRIM TO REMAIN IN PLACE.)
- WRAP ROUGH WINDOW AND DOOR OPENINGS WITH RAINSCREEN SYSTEM DESCRIBED ABOVE FOR SIDING.
- INSTALL NEW PAINTED EXTERIOR CASINGS AND MOULDINGS THAT REPLICATES THE 1920 ORIGINAL AT ALL EXTERIOR DOORS AND WINDOWS.

\*C. NORTH PORTICO CEILING: (SEE SHEET 8)

- REMOVE ALL EXISTING BEADED CEILING PANELING FROM THE SOFFIT OUTSIDE OF THE FIRESIDE LOUNGE.
- REMOVE AND RELOCATE ALL HVAC DUCTWORK AND FIRE SUPPRESSION PIPING.
- INSTALL NEW BEADED CEILING BOARDS TO REPLICATE THE 1920 ORIGINAL.
- INSTALL NEW CEILING TRIM TO REPLICATE THE 1920 ORIGINAL THAT CONCEALS THE EXPOSED DUCTWORK, PIPING, AND PERIMETER ROLL-UP TENT MATERIAL ADDED SINCE 1920.
- RECONDITION THREE EXISTING CEILING LIGHT FIXTURES, AND ADD RECESSED CEILING FIXTURES FOR ADEQUATE LIGHTING.

\*D. RAILING ABOVE NORTH PORTICO STRUCTURE: (SEE SHEET 9)

- REMOVE ALL NON-CONFORMING, NON-ORIGINAL (CIRCA 1963) RAILING AND REPLACE WITH A NEW PLINTH AND BALUSTER STYLE RAILING THAT REPLICATES THE 1920 ORIGINAL.

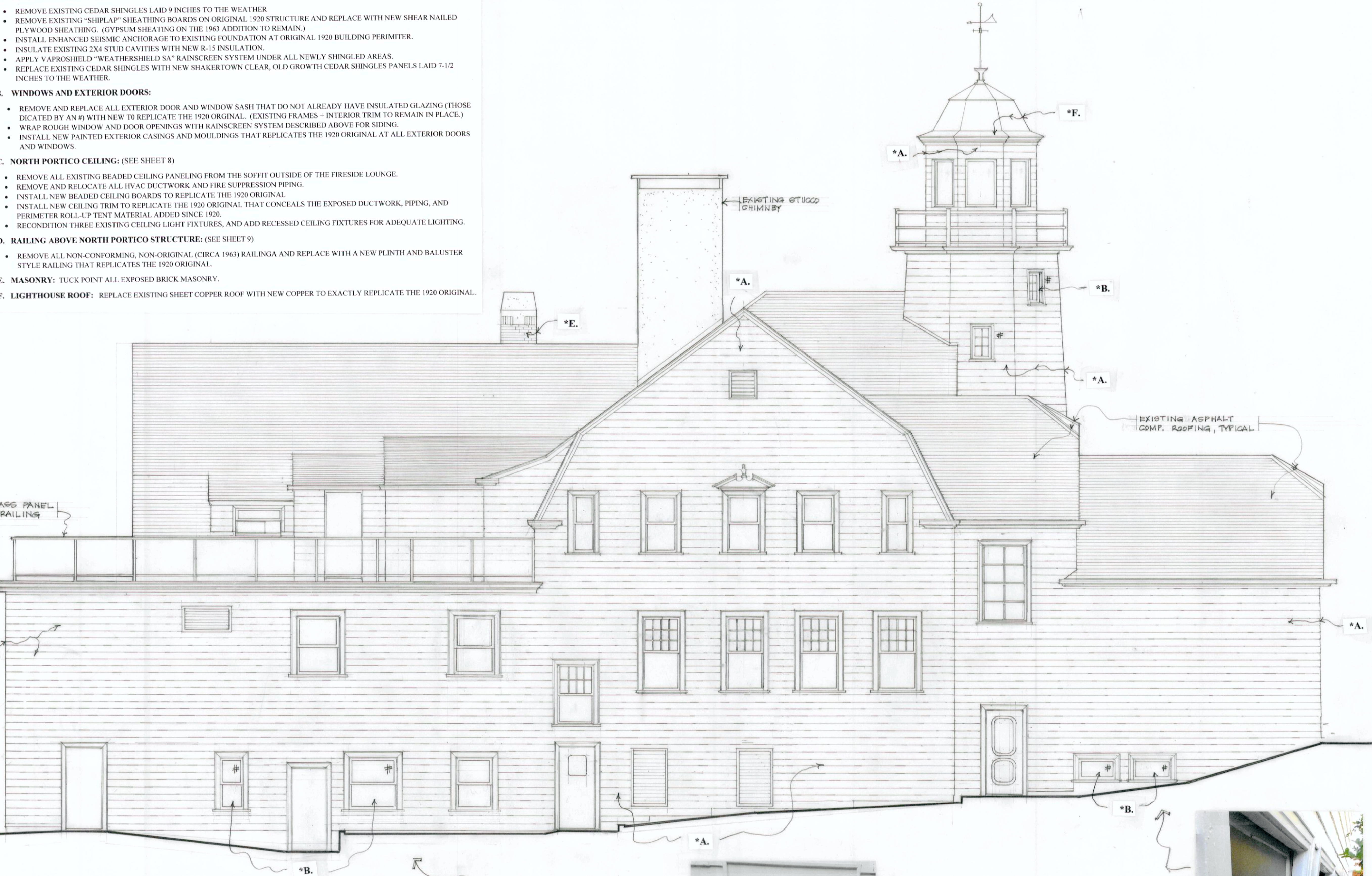
\*E. MASONRY: TUCK POINT ALL EXPOSED BRICK MASONRY.

\*F. LIGHTHOUSE ROOF: REPLACE EXISTING SHEET COPPER ROOF WITH NEW COPPER TO EXACTLY REPLICATE THE 1920 ORIGINAL.

EXISTING GLASS PANEL  
ALUMINUM RAILING

EXISTING STUCCO  
CHIMNEY

EXISTING ASPHALT  
COMP. ROOFING, TYPICAL

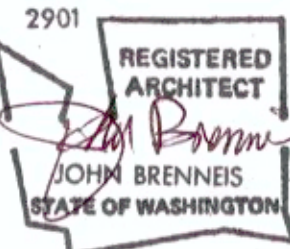


E A S T E L E V A T I O N

Scale: 1/4" = 1'-0"







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SHEET CONTENTS  
EAST EXTERIOR  
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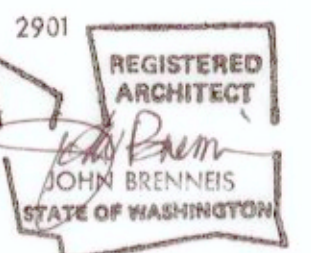
**E A S T E L E V A T I O N**

Scale: 1/4" = 1'-0"

**PAINT SCHEME:**

1. PAINT ALL NEW AND EXISTING DOORS, WINDOWS, AND TRIM INCLUDING COLUMNS, EXTERIOR BEAMS, RAKE, FASCIA TRIM, AND GUTTERS KELLY MOORE #WS27 "DIAMOND WHITE" (SEMI-GLOSS) TO MATCH EXISTING COLOR. (PAINT DOWNSPOUTS TO MATCH SIDING.)
2. PAINT NEW CEDAR SHINGLES AT MAIN BODY BENJAMIN MOORE "COVENTRY GRAY" #HC-169 HISTORIC COLOR (MATTE FINISH).
3. PAINT NEW CEDAR SHINGLES AT CENTER (SALIENT) PORTION OF SOUTH WALL BENJAMIN MOORE "PLATINUM GRAY" #PM-7 (MATTE FINISH).
4. PAINT NEW PORTIFO SOFFIT BEADING CEILING BOARDS BENJAMIN MOORE "PLATINUM GRAY" #PM-7 (SEMI-GLOSS FINISH).





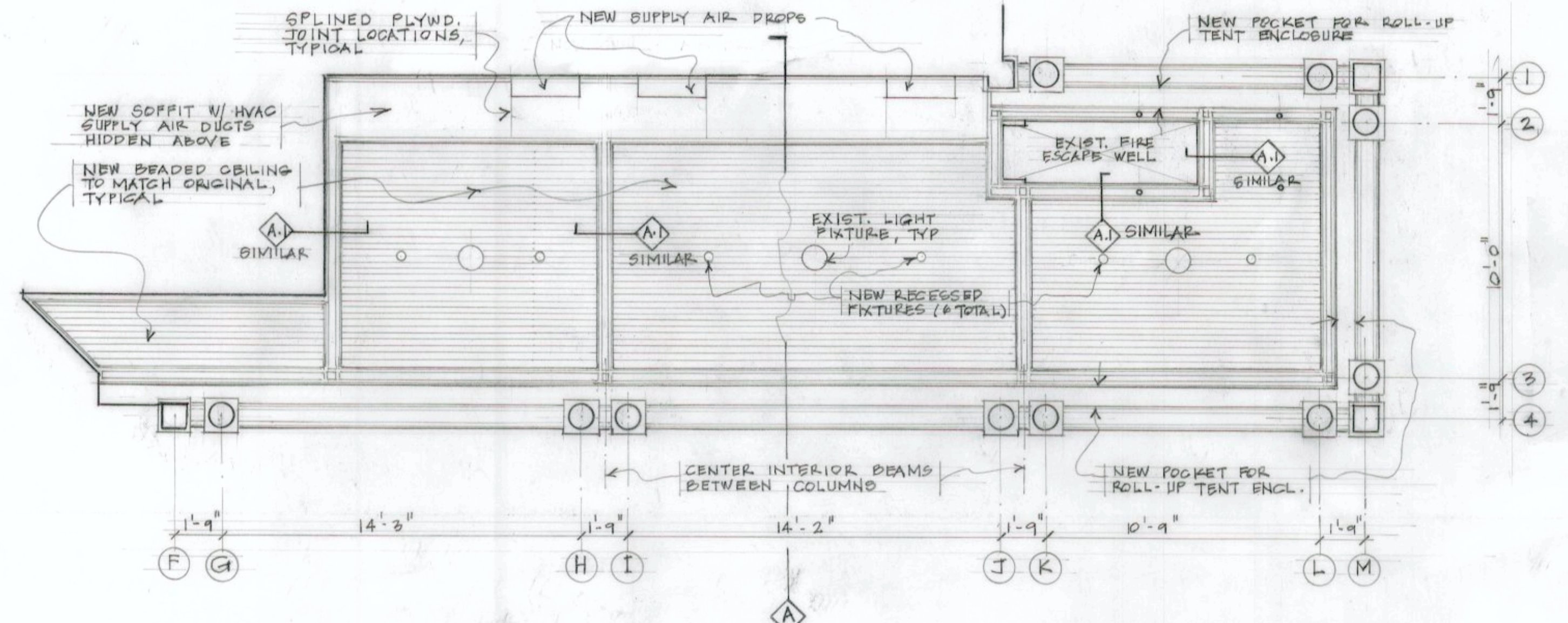
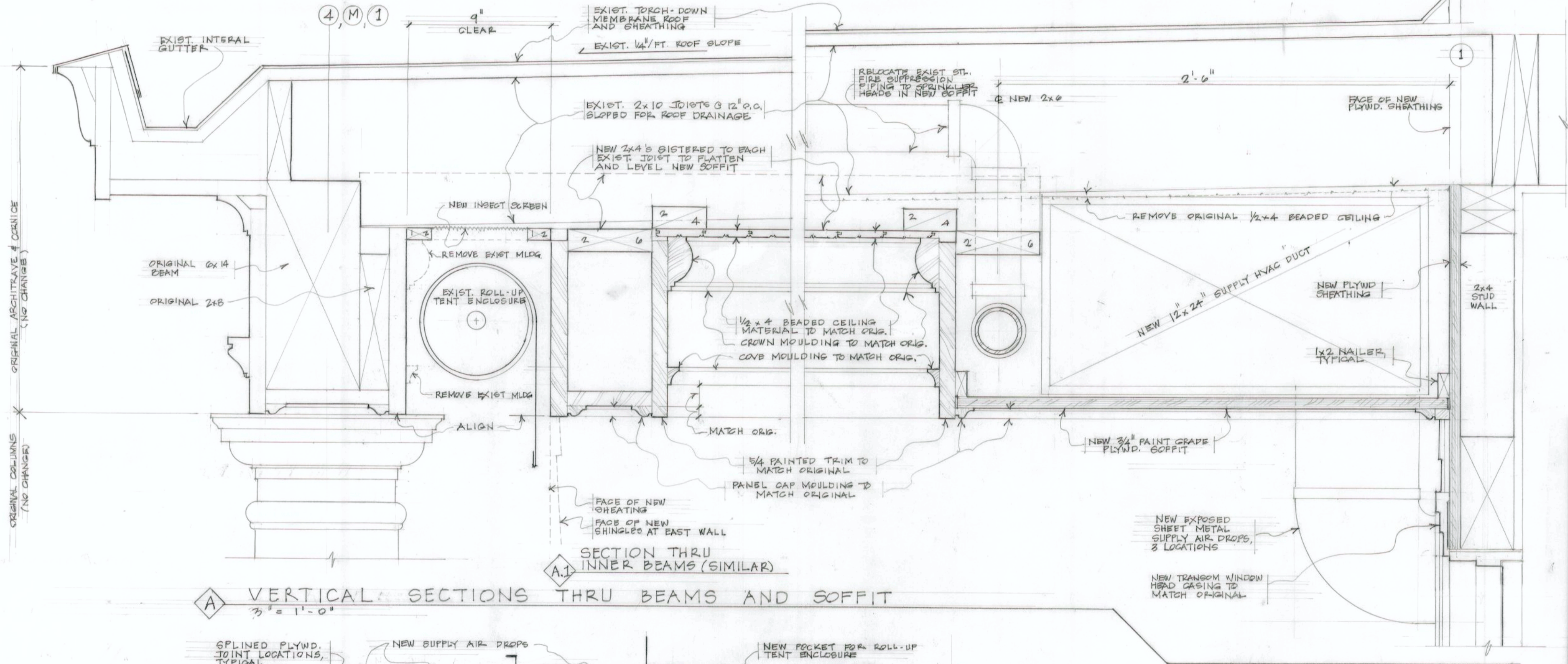
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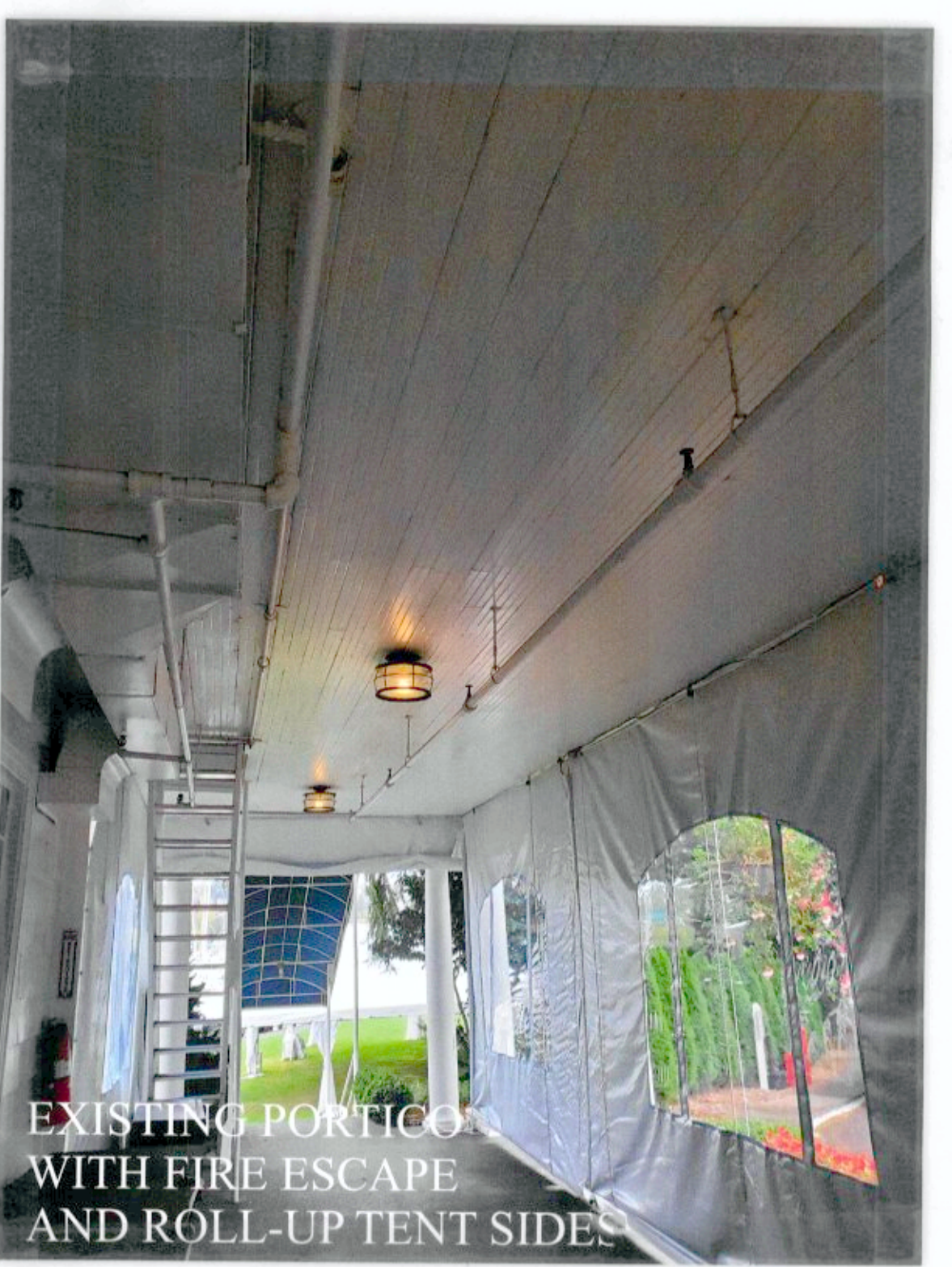
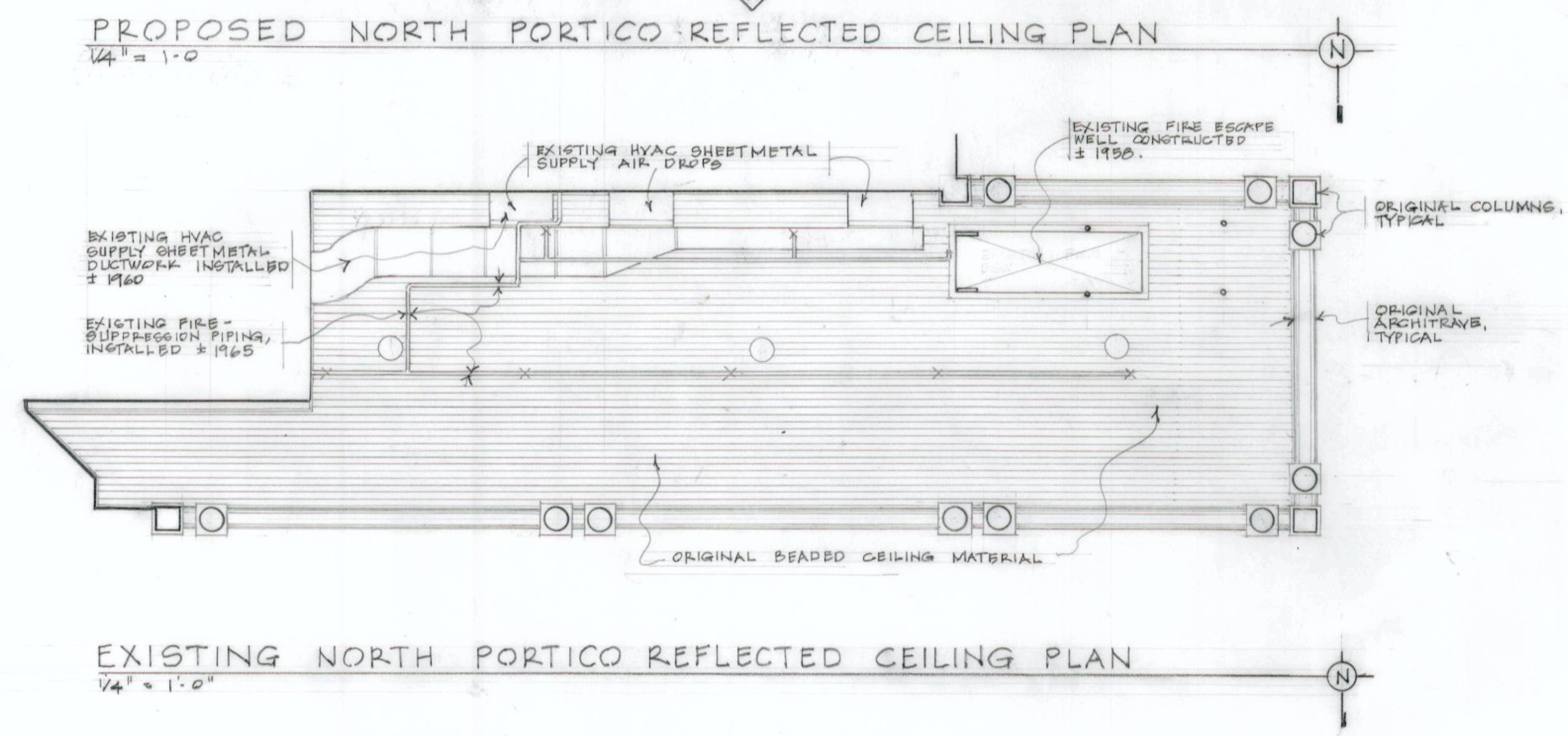
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**SYC-5**

SHEET CONTENTS  
NORTH PORTICO  
CEILING DETAILS

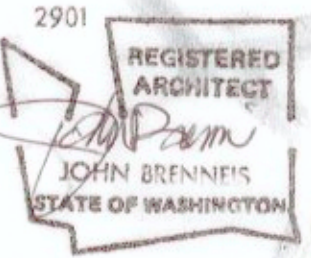
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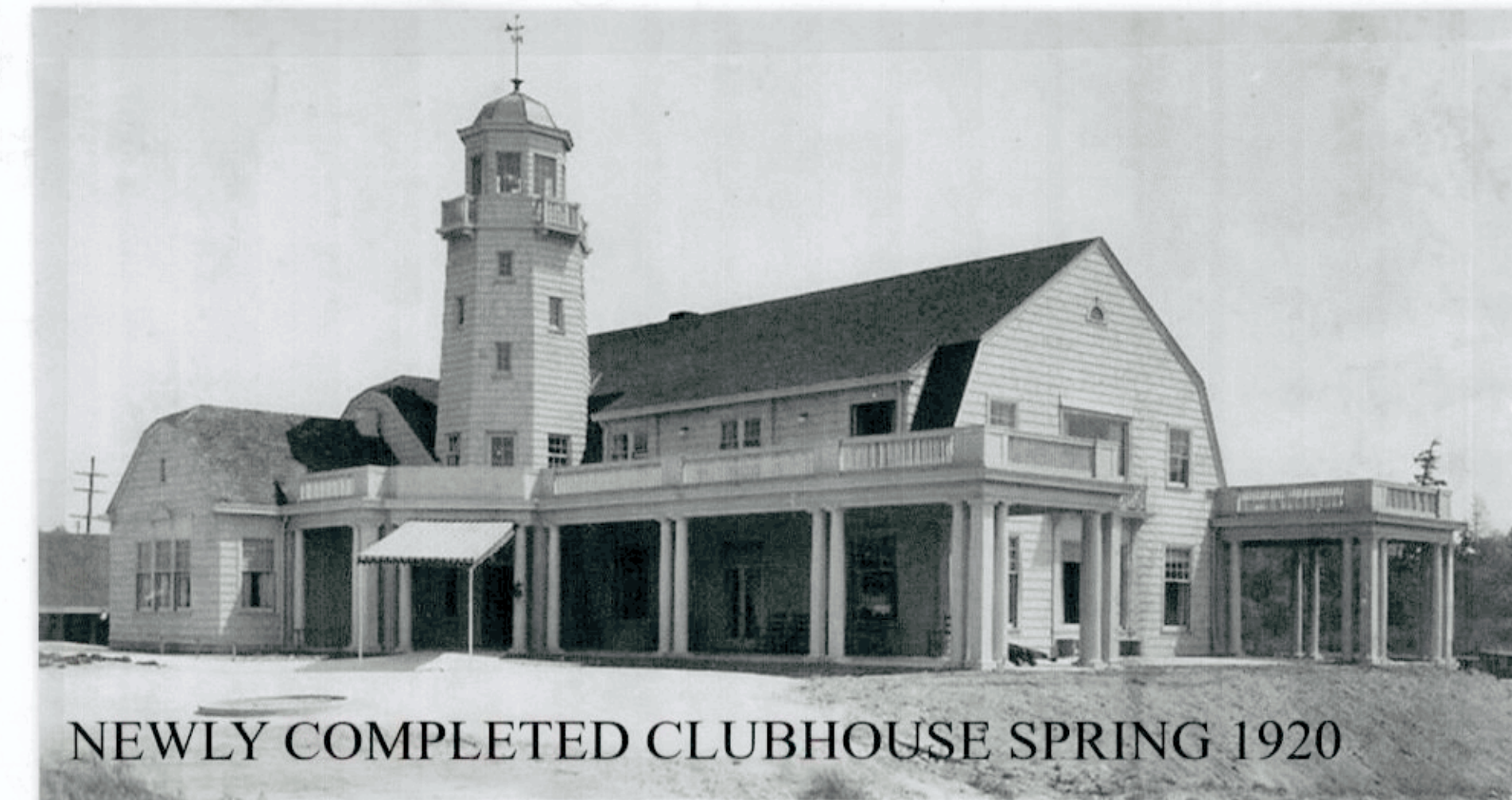
FIXTURE SPECIFICATION:  
JUNO TC20 LED 5" x 4" HOUSING  
W/ 205 BWH TRIM AND  
11.5 W. LED LAMPS, 2700K.







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NEWLY COMPLETED CLUBHOUSE SPRING 1920

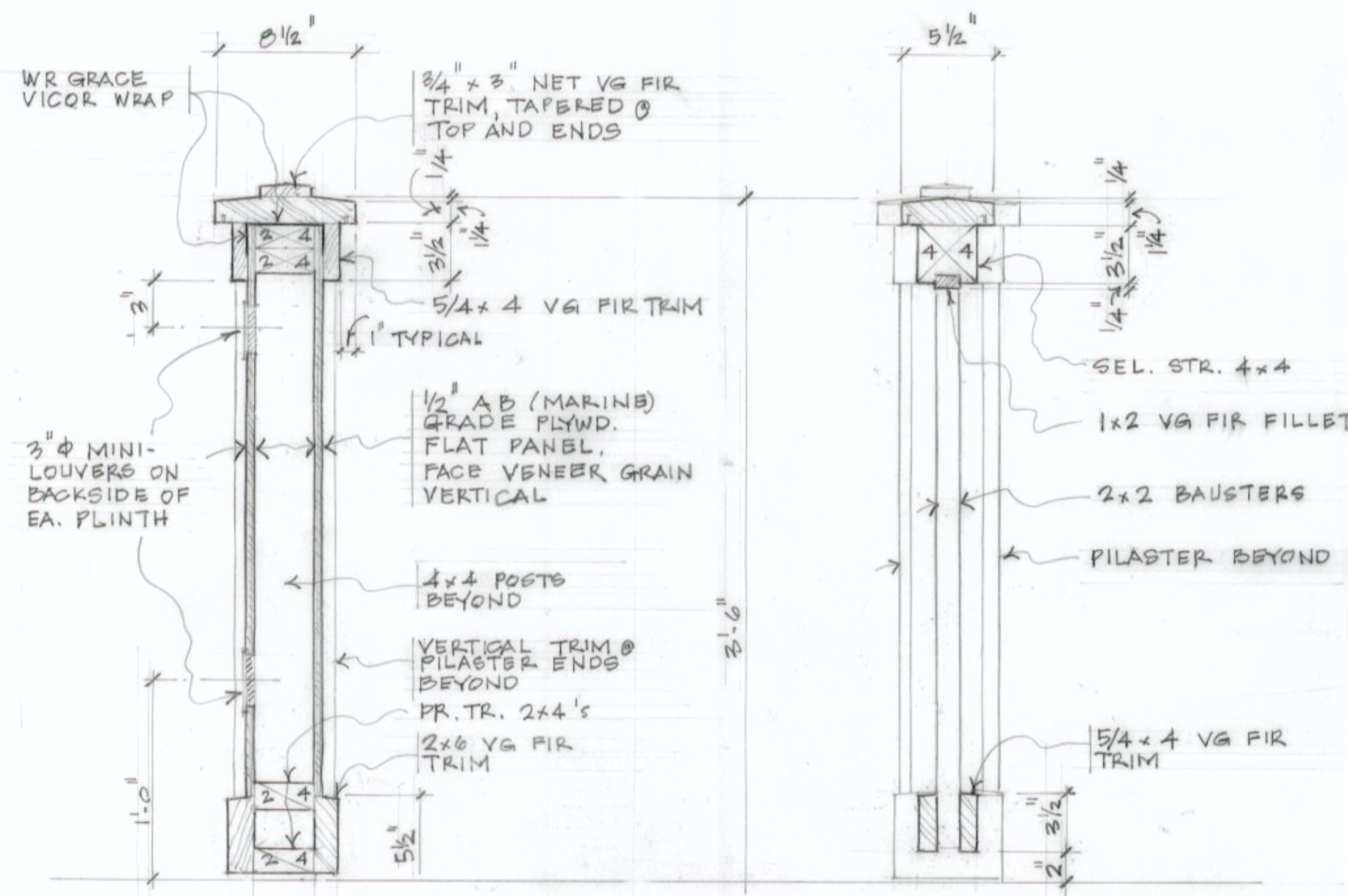
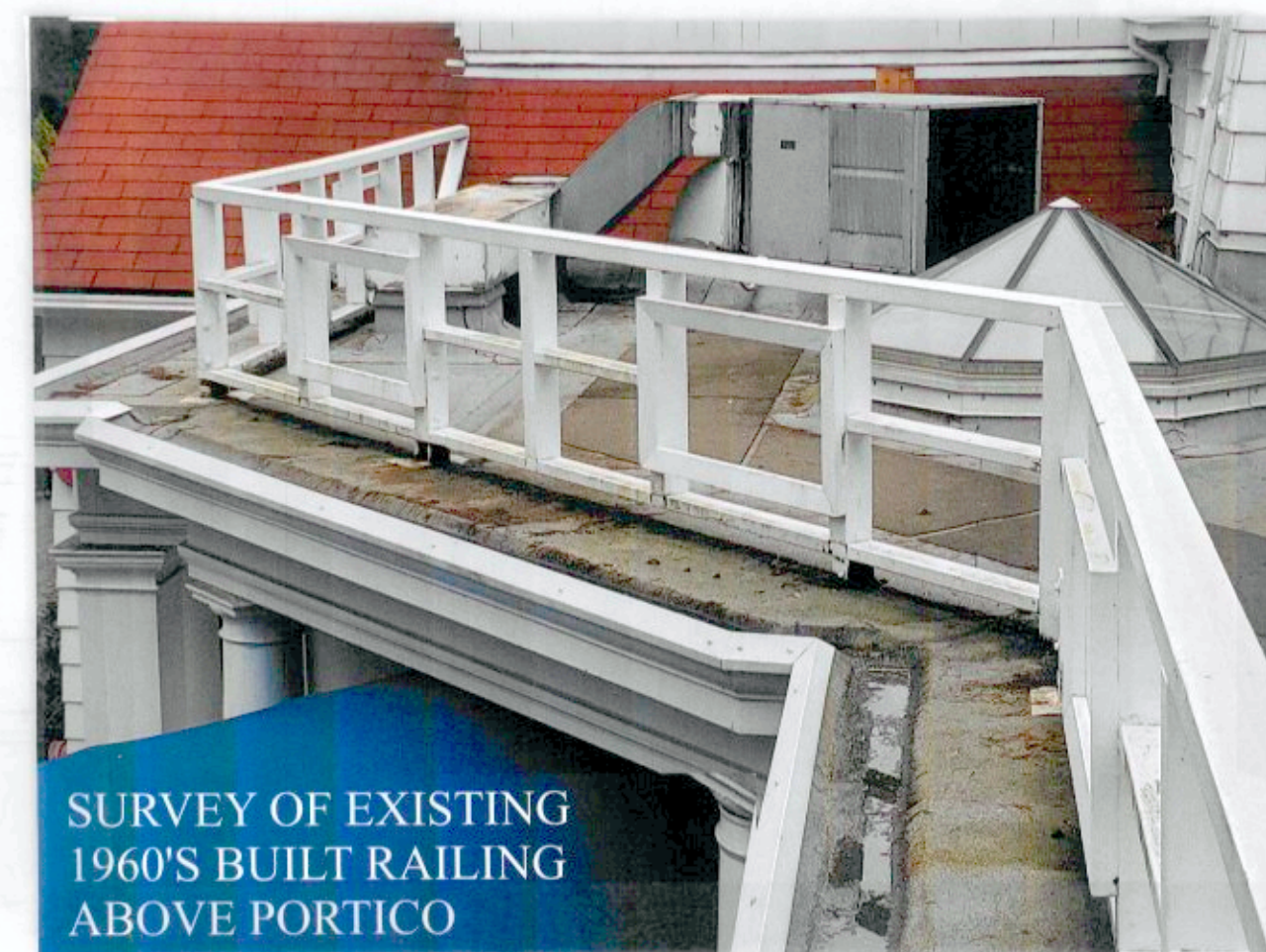
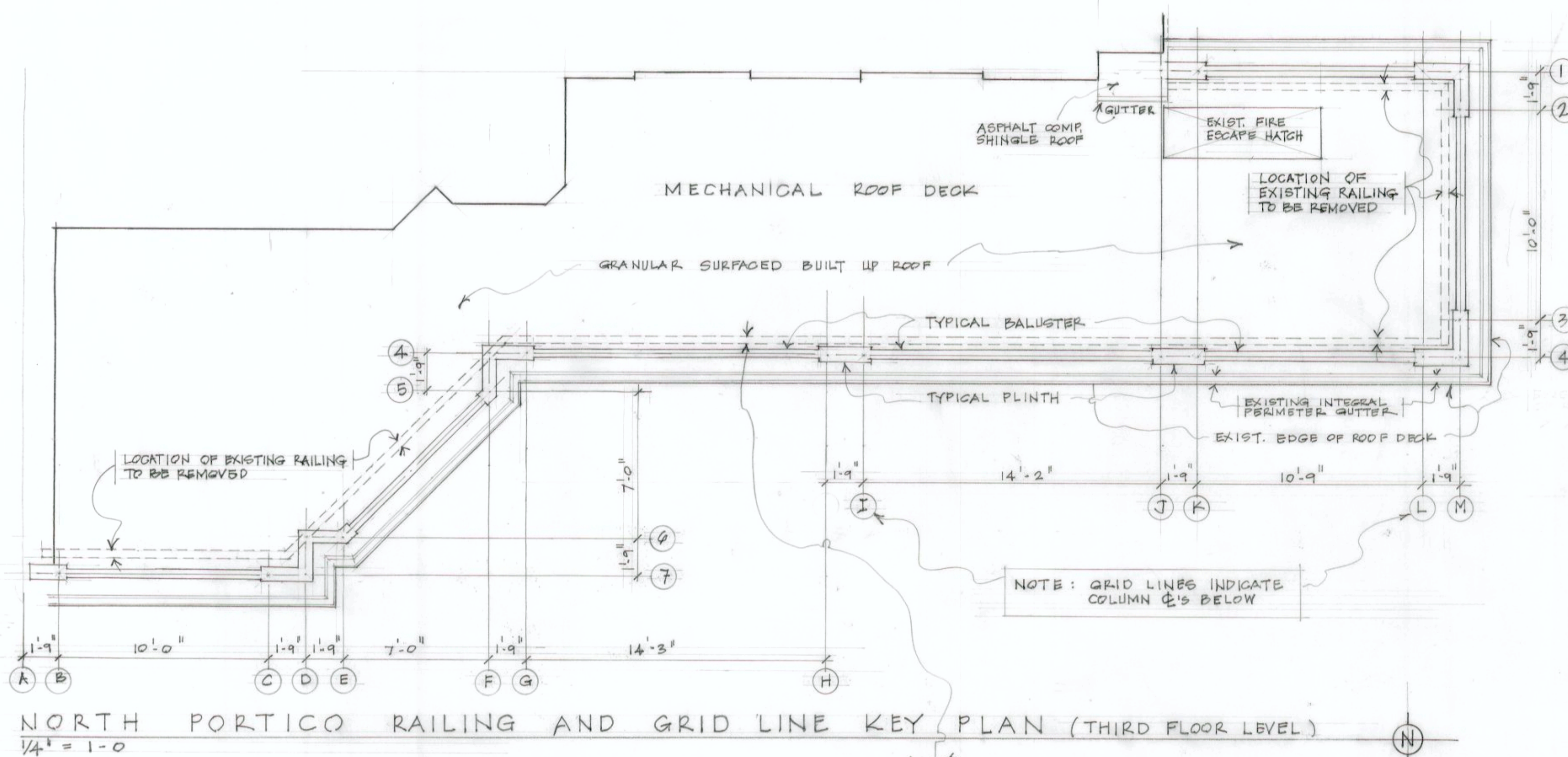
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SHEET CONTENTS  
NEW RAILING  
DETAILS ABOVE  
NORTH PORTICO

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SHEET  
**9** OF



VERTICAL SECTIONS THRU RAILING

